

**REGULAR MEETING OF  
BELMONT REDEVELOPMENT AGENCY  
Tuesday, February 14, 2006  
CITY COUNCIL CHAMBERS, ONE TWIN PINES LANE**

**CALL TO ORDER 10:05 P.M.** (Note: City Council meeting held prior to RDA)

**ROLL CALL**

Directors Present: Dickenson, Lieberman, Warden, Feierbach, Mathewson

Directors Absent: None

Staff Present: Interim Executive Director Crist, Agency Attorney Zafferano, Community Development Director de Melo, Finance Director Fil, Agency Secretary Cook.

**CONSENT CALENDAR**

**Approval of** Minutes of Regular Meeting of January 10, 2006.

**Approval of** Resolution 425 Approving a Consultant Services Agreement with LSA Associates to provide temporary program management associated with the vacant Housing Specialist position (NTE \$40,000).

**Approval of** Resolution 426 Approving Consultant Services Agreement with LSA Associates to prepare Environmental Study and manage development review entitlements for relocation of Emmett House (NTE \$27,808).

**Approval of** Resolution 427 Specifying Official Functions for Which Reimbursement of Costs of Attendance Is Authorized and Approving a Reimbursement Policy.

**ACTION:** On a motion by Director Warden, seconded by Director Dickenson, the Consent Calendar was unanimously approved by a show of hands.

**ADDITIONAL BUSINESS**

**Report on Economic Development Program**

Finance Director Fil introduced the Economic Development committee members. He reviewed the background, goals and strategy for developing an economic development program for the City of Belmont. He noted that the Agency retained a consultant (Keyser Marston Associates) to assist the committee in its work.

**Jerry Keyser**, Consultant (Keyser Marston Associates), stated that for the purpose of the committee's discussions, economic potential areas had been divided into three regions: Central Village (core downtown), Harbor Industrial Area (HIA), and Highway 101/East Belmont. He described economic opportunities in each region, and reviewed the implementation strategies. He noted that City-owned sites provide immediate redevelopment potential. Use of Redevelopment Agency funds is appropriate, and he recommended they be earmarked for implementation of the various strategies.

In response to Director questions, Finance Director Fil recommended that areas containing the greatest potential for success should be addressed first, and other areas added on an incremental basis. He clarified that vacant properties adjacent to the Sports Complex are owned privately and by the State of California.

Director Feierbach noted that the plan for the old city hall site on Fifth Avenue is for low-density housing.

**MEETING EXTENSION:** At this time, being 10:30 p.m., on a motion by Director Warden, seconded by Director Dickenson, the meeting was unanimously extended by ninety (90) minutes by a show of hands.

**Curtis Williams**, HIA consultant, stated that the City of Belmont had been in discussions with representatives of the HIA unincorporated area for several years regarding the potential for annexation. He noted that issues concerning land use, zoning, creek maintenance, street routes, and sewer systems had been addressed, and recommended the implementation of a transition period for future changes in land use in this region. He also noted that annexation would need to be processed through the Local Area Formation Committee (LAFCo).

In response to Director questions regarding creek maintenance, Mr. Williams clarified that two entities have control over this issue, and Belmont may need to share in the cost. He noted this is not included in the current contract regarding creek maintenance.

**Lee Rosenthal**, RDA Attorney, recommended that the City enter into a specific plan for the HIA. He clarified that the HIA could be placed under the sphere of influence of the RDA without annexation.

Finance Director Fil reviewed the business retention strategy.

**Mary Morrisey-Parden**, Belmont Chamber of Commerce, stated that the Chamber is excited about the opportunity to be involved in economic development. She noted that the proposed strategy diversifies the tax base and addresses business retention. The Chamber of Commerce is committed to participate, and implementation will have a ripple effect on other areas in Belmont.

**Matt Grocott**, San Carlos Mayor, stated that the City of San Carlos recently approved a project for reconstruction of the third creek culvert under Industrial Road.

Director Feierbach expressed concerns regarding change of use of the Corporation Yard and the Sports Complex.

Chair Mathewson stated he is pleased to see forward movement in the area of economic development, since there has been discussion about it for so long.

**ADJOURNMENT** at this time, being 10:45 P.M.

Terri Cook  
Agency Secretary  
Meeting audio-recorded and videotaped  
Audio Recording 626  
Minutes approved 3/14/2006